

Resolution _____

**A Resolution of the City of Coon Rapids Granting Approval of the Final Plat
for Robinwood Plat 6, Planning Case No. PC 15-10**

WHEREAS, application has been made for approval of a final plat, pursuant to Section 11-1504.2 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as “the Property”; and

WHEREAS, the Planning Commission on March 19, 2015 recommended approval of the preliminary plat of the Property;

WHEREAS, a preliminary plat of the Property was approved by the City Council on April 7, 2015; and

WHEREAS, the proposed final plat is consistent with the preliminary plat as approved by the City Council; and

NOW, THEREFORE, BE IT RESOLVED

1. It is hereby determined by the City Council for the City of Coon Rapids as follows:
 - A. The proposed subdivision is consistent with the Title 11, Chapter 1500 of the City Code of Ordinances and conforms with all of its requirements.
 - B. The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans including, but not limited to, the City’s Comprehensive Plan.
 - C. The physical characteristics of the site, including, but not limited to, topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.
 - D. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, parks and walkways, erosion control and all other services, facilities and improvements otherwise required herein.
 - E. The proposed subdivision will not cause substantial environmental damage.
 - F. The proposed subdivision will not have an undue or adverse impact on the reasonable development of neighboring land.

2. Approval of the final plat is hereby granted for the Property, subject to the conditions set forth in attached Exhibit B.
3. The officers of the City are hereby authorized, once the conditions set forth in Exhibit B are met and complied with, to sign the final plat for the Property and to issue a certified copy of this Resolution giving final approval of the survey.
4. The owner of the Property is authorized to record the final plat as required by law and shall file proof of said recording with the City. No building permits will be issued for the Property until the registered land survey is recorded.
5. This final plat approval may be rescinded 90 days from the date of this resolution if the plat is not recorded within that time.

Adopted this 7th day of April 2015.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk

STATE OF MINNESOTA)
COUNTY OF ANOKA)ss.
CITY OF COON RAPIDS)

CERTIFICATION OF CLERK

I, the undersigned, being the duly qualified and acting City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution with the original thereof on file in my office and the same is a full, true and complete transcript therefrom, insofar as the same relates to Planning Case 15-11.

WITNESS hand officially as such City Clerk and the corporate seal of the City of Coon Rapids this ____ day of _____, 201_.

Joan Lenzmeier, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Lots 11 and 12, Robinwood, Anoka County, Minnesota

Lot 2, Block 1, Robinwood Plat 4, Anoka County, Minnesota

Lots 1, 2 and 3, Block 1, Brody Associates Addition, Anoka County, Minnesota

Outlot A, Lot 1, Block 2, Lot 1 Block 3, and that part of Lot 1, Block 1, Robinwood Plat 5 described as follows: Commencing at the most Easterly corner of said Lot 1; thence North 58 degrees 31 minutes 00 seconds West along the Noertheasterly line of said Lot 1, 22.69 feet; thence continuing Westerly along said Northeasterly line on a curve concave to the Northeast , 207.31 feet; thence South 32 degrees 30 minutes 39 seconds West, radial to said curve, 176.89 feet; thence South 58 degrees 31 minutes 00 seconds East, 293.47 feet to the Easterly line of said Lot 1; thence Northerly along said Easterly line to the point of commencement, subject to easements of record, all in Robinwood Plat 5, Anoka County, Minnesota

EXHIBIT B
CONDITIONS OF APPROVAL

1. All comments of the Assistant City Engineer be addressed.
2. That portion of the right-of-way of Crooked Lake Boulevard that is to included as part of Lot 2 must be formally vacated by the City prior to recording the plat.
3. Park dedication in the amount of \$225,760 (\$1,360 per unit X 166 units) must be paid prior to releasing the plat for recording.